

**PLANNING & ZONING COMMISSION
MEETING
JANUARY 24, 2006**

Present:

Sarah Murphy, Chairman
Kevin Bittinger, Vice-Chairman
Jim Crain
Derryll Anderson
Bill Talley

Absent:

Kevin Bittinger, Vice-Chairman
Allan Feldman

Call to Order

Chairman Murphy called the January 24, 2006 meeting to order. The first item on the agenda was approval of minutes from the December 6, 2005 meeting. There were no changes.

Chairman Murphy called for a motion.

Motion: Commissioner Talley motioned to approve the minutes of December 6, 2005 meeting.
Second: Commissioner Anderson seconded the motion.
Vote: Unanimous

Motion carried.

Election of Chairman and Vice-Chairman

Chairman Murphy called for nomination of candidates for the positions of Chairman and Vice-Chairman of the Planning and Zoning Commission.

Nomination for Chairman:

Motion: Commissioner Anderson motioned to retain Sarah Murphy as Chairman of the Planning and Zoning Commission.
Second: Commissioner Crain seconded the motion.
Vote: Unanimous

Motion carried.

Nomination for Vice-Chairman:

Motion: Commissioner Anderson motioned to nominate Bill Talley as Vice-Chairman of the Planning and Zoning Commission.
Second: Commissioner Crain seconded the motion.
Vote: Unanimous

Motion carried.

Grady Avenue Retail, (Teton Village) 455 South Glynn Street – Development Plans & (4 Variances)

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is proposing to develop a mixed office and commercial retail center at the corner of Grady Avenue and South Glynn Street. The applicant asked to have this project table because there are some details that needed to be worked out with GDOT. Staff recommended that this project be tabled until the February meeting.

Chairman Murphy called for public comments. There were none. She then called on the commissioners for their comments. No comments from the commissioners

Chairman Murphy called for a motion.

Motion: Vice-Chairman Talley moved to table this project to the February 2006 meeting.
Second: Commissioner Crain seconded the motion.
Vote: Unanimous

Motion carried.

Piedmont-Fayette Hospital, 1255 Highway 54 West – Development Plan for addition to the 3rd Floor. – File # 95-058.09

Chairman Murphy called on staff for an overview on this project. Mr. Gunn stated that the applicant is proposing to add an extension to the third floor of the existing hospital; it will be approximately 8,000 square feet. The addition would add a twelve bed wing on the north side of that tower. Mr. Gunn added although they are adding more bed to the hospital; they would not be adding additional staff and the rooms would be changed from semi private to private and that would not require additional parking spaces. The addition would match the existing material and tower. Staff recommended approval.

Chairman Murphy asked the applicant if he had any additional comments.

Mr. Tracey Coker, the applicant for this project said he did not have anything to add but would be glad to answer any questions the commission may have.

Chairman Murphy called for public comments. There were none. She then called on the commissioners for their comments. No comments from the commissioners

Chairman Murphy called for a motion.

Motion: Commissioner Crain motioned to approve the development plans for Piedmont-Fayette Hospital.
Second: Commissioner Anderson seconded the motion.
Vote: Unanimous

Motion carried.

Chairman Murphy stated that Georgia Law requires that certain disclosures must be made when considering a rezoning.

Chairman Murphy asked commission members to signify whether or not they or any family member had a financial or property interest in the annexation or rezoning agenda items.

Chairman Murphy and all of the commission members responded no.

Chairman Murphy also noted that if any of the applicants for rezoning had donated anything of value to any City Official in the last two years in the value of \$250.00 or more they must have notified the City in writing within ten days of the meeting. Also, if anyone in the public wished to speak in opposition to the rezoning and they have donated anything of value to any City Official in the last two years of \$250.00 or more they must have notified the City in writing five days prior to the meeting.

Chairman Murphy asked Mr. Gunn if any notifications had been received. Mr. Gunn responded no.

280 North Jeff Davis, North Jeff Davis Drive – Rezoning from R-30 to C-1
File # 05-027

Chairman Murphy called on staff for an update on this project. Mr. Gunn stated that the applicant is requesting to rezone the property located at 280 Jeff Davis Drive (next to the Scarborough/Rolader's office) from R-30 to C-1. This will allow for the conversion of the existing single-family house to use as an office. The property is currently zoned R-30 and the City of Fayetteville's Comprehensive Plan Future Land-Use Map designates this site for downtown mixed-use development. The requested C-1 zoning fits in with the surround mixed uses, the other zoning district that would fit into this would be O&I. In the Main Street District; parking is required to be in the rear of the building. There is adequate parking in the rear. Mr. Gunn added that this commission had recommended at the work session that this property be rezoned to O&I and the applicant has agreed to go with the O&I zoning because it would suit his business. Staff recommended approval

Chairman Murphy asked the applicant if he had any additional information he would like to share.

Mr. Marty Stager said that he did not have anything to add and O&I would be a good fit for what he was trying to do on that property.

Chairman Murphy called for public comments. There were none. She called on the commissioners for their comments and/or questions. There were none.

Chairman Murphy called for a motion.

Motion: Vice-Chairman Talley motioned to recommended approval on the rezoning 280 North Jeff Davis Drive from R-30 to O&I (Office and Institutional).

Second: Commissioner Crain seconded the motion.

Vote: Unanimous

Motion carried.

Amendment to the zoning ordinance to address Golf Cart uses (Sec. 94-326) and Tractor Trailer Parking for Commercial uses (Sec. 94-285).

Chairman Murphy called on staff for an update on these two ordinances. Mr. Gunn stated that staff is still trying to get the correct language for the motorized golf cart. He gave the commission a copy of Peachtree City golf cart ordinance and said that he spoke with the Peachtree City planner and asked him to give some advice on what was added to their ordinance after it was officially approved and had they known at that time would they have included it from the beginning. Mr. Gunn said that this is not something staff is rushing to do so the commission could review the draft and give staff their comments and changes. Staff recommends that this be tabled.

Chairman Murphy asked about the tractor trailer ordinance.

Mr. Gunn said that the only comments he got was from Chairman Murphy and Mr. Easterbrook. Mr. Easterbrook is concerned about the enforcement of this ordinance and recommended that the owner does not need to be a resident of Fayetteville and that the commissioners should determine which zoning district it would be allowed and making sure that it does not take up any designated parking spaces. He added that Chairman Murphy think that this use should only be in the C-2, C-3 and C-4 zoning district.

Chairman Murphy asked if any of the commissioners had any comments. There were none.

Chairman Murphy called for public comments. There were no public comments.

Chairman Murphy called for a motion.

Motion: Vice-Chairman Talley motioned to table the golf cart and tractor trailer ordinances.

Second: Commissioner Anderson seconded the motion.

Vote: Unanimous

Motion carried.

DISCUSSION

Farrer Wood Subdivision, Jeff Davis Drive

Chairman Murphy called on staff for an overview of this project. Mr. Gunn stated that Mr. Betsill the builder of the Farrer Wood subdivision would like to make minor changes to the houses. He added that Mr. Betsill was present and he would like to explain in more detail.

Mr. Jeff Betsill represented this project. He said that he would like to change some of the garage from rear entrance to front entrance and the reason for that is some of the lots are so narrow that it would be difficult for the cars to turn around; so he is here to ask relief to do that. He said that the topography was not taken into consideration when the subdivision was design. Some of the lots are okay to build as approved but there are others are not deep enough for rear load garage. Mr. Betsill added that the design for those lots would be to be re-drawn to custom fit those lots and we are requesting that you allow us to make this change.

Chairman Murphy said that they had the same situation at the Villages at Lafayette and they had to come back for an approval.

Vice-Chairman Talley asked the applicant if he would be willing to agree that it would not be more than the requested amount of houses to have these front loading garages. He asked the applicant if he talked to the other neighbors currently living in that subdivision what they thoughts are of the idea.

Mr. Betsill said it would be approximately fifteen houses; all of the other would have the rear loading garages. He said that he did not ask anyone but would do so if he has to come back for an approval.

Commissioner Anderson said that this design is appropriate because it backs up to an older subdivision.

Chairman Murphy added that two of the commission members are not present so it would be a good thing to get their comments on this. She said that she did not hear any strong opposition.

Mr. Betsill said that he was adding privacy fence to the property as they are finished. He added that they are doing everything to increase the property value.

There were more discussions on this project.

Chairman Murphy said that they should look at the minutes for this project when it was approved.

Staff Reports

Chairman Murphy called for staff reports.

Mr. Gunn said that the City Council retreat was going to be on January 26, 2006. He said he spoke with City Manager, Joe Morton about the Planning and Zoning Commission retreat and Mr. Morton thinks it is a great idea and suggested that it should be sometime in March if it is okay with the commissioners.

Chairman Murphy said that everyone should come up with some dates that would be good for them and they should take it from there.

Mr. Gunn asked them for suggestion to put on the agenda and added that a recap of decisions that were made last year would be good agenda item.

Vice-Chairman Talley added that one of the agenda item he would like to see is either the Mayor or his duly appointed representative; the City Manager attend the Planning and Zoning Commission retreat to inform them what the Council's directions is going to be over the next year or two. What they are trying to accomplish in reference to design, potential growth and in what areas they would like to see grow faster than other areas and areas that they do not want to see additional growth.

Chairman Murphy said that the Comprehensive would be a good agenda item. She added that any problems that was experienced over the years or errors which they felt like the ordinances might need to be revised to give them better focus on certain things they needed to do.

Commissioner Anderson said her concerns are with the old dilapidated buildings that had not been occupied and needed to be torn-down or revitalized.

Chairman Murphy asked if anyone in the public has any business to bring before the commission.

No one came forward.

The Commission congratulated Eldridge Gunn on this promotion to Planning and Zoning Director.

She then asked if any of the commissioners has any business to bring forth. No one had anything.

Adjourned

Chairman Murphy called for a motion to adjourn.

Motion: Chairman Murphy motioned to adjourn the January 24, 2006 meeting.

Second: Commissioner Anderson seconded the motion.

Vote: Unanimous

Motion carried, meeting adjourned,

Respectfully Submitted,

Bibi Alli
Staff Assistant